

36 The Avenue, Cirencester, Gloucestershire, GL7 1EJ

Guide Price: £525,000



- Freehold
- No Onward Chain
- Detached Bungalow
- Two Bedrooms
- Off Road Parking
- Single Garage

A rare detached bungalow in the heart of Cirencester, offering flexible accommodation within a sought-after tree-lined avenue. Extended and improved throughout, the property benefits from private south-facing gardens, garage, parking, and easy access to the town centre amenities.

A rare and exciting opportunity to acquire a detached bungalow, discreetly positioned in the very heart of Cirencester within this attractive, tree-lined avenue. Properties of this nature and location are seldom available, combining central convenience with private, low-maintenance living.

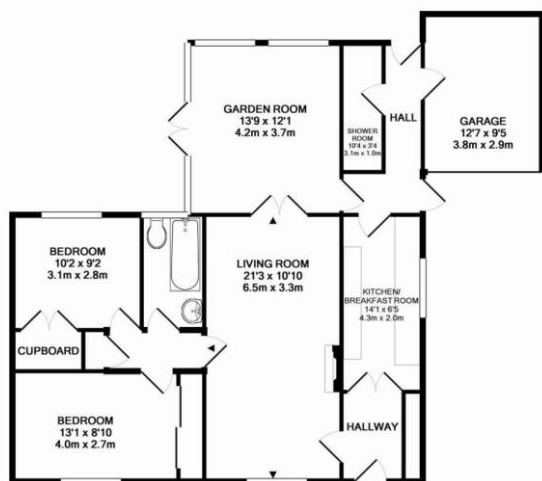
The accommodation is accessed via an entrance hallway with useful storage and provides access to the principal reception spaces. The living room is particularly impressive, enjoying a dual aspect with views over both front and rear gardens, and is enhanced further by double doors opening into the adjoining day room. This superb additional reception space is flooded with natural light via a series of double-glazed windows and further double doors opening directly onto the south-facing private courtyard garden, creating an ideal setting for both everyday living and entertaining.

The kitchen/breakfast room is generously proportioned and well fitted, offering an extensive range of built-in appliances and a side aspect window. A further benefit is the addition of a modern shower room/WC, providing excellent practicality for guests and day-to-day use. A rear hallway provides direct access to the driveway and garage.

The property offers two well-proportioned double bedrooms, both benefitting from fitted wardrobes, along with a contemporary family bathroom fitted with a modern suite. Throughout, the bungalow is notably light and airy, enhancing the sense of space and comfort.

Externally, the property is complemented by low-maintenance gardens to both the front and rear. The rear garden is particularly private, enjoying a south-facing orientation and a secluded courtyard feel, ideal for outdoor relaxation. To the front, the property is enclosed by an attractive dry Cotswold stone wall, with access to the driveway. In addition, there is a single garage situated to the side of the property, together with off-road parking for up to three vehicles.

Services: We understand that mains services are connected to the property. Outgoings: EPC 'D' (55) OUTGOINGS: The property has been placed in Band 'D' for Council Tax purposes; charges approx. 2026/27 £2,537.78 LOCAL AUTHORITY: Cotswold District Council TENURE: Freehold, offering vacant possession upon completion. Broadband & Mobile signal checker via: www.ofcom.org.uk



Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		